

PB# 73-36

Henry VanLeeuwen

73-36
Van Leeuwen Subdivision



Oxford

STOCK No. 752 1/3

MADE IN U. S. A.

GENERAL RECEIPT

Town of New Windsor, N. Y.

1394

Received of

Henry P. Van Leeuwen

May 24, 1973

\$ 425 ⁰⁰/₁₀₀

Four hundred twenty five and ⁰⁰/₁₀₀ Dollars

For Park Land \$ 400.00. - Sub-Division \$ 25.00

DISTRIBUTION:

FUND	CODE	AMOUNT

Town Clerk

TITLE

BY Dorothy O. Dineley Deputy

New Securon Subdivision

Completed
5/23/73
T.C. office

Given to
5/24/73

Filed
5/24/73

2:30 P.M.
S.D.

Date May 9 1973

Application No. 73-36

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Jackson Ave. Van Leeuwen
2. Location Jackson Ave.
3. Acreage 5
4. Number of lots 4
5. Zone RA
6. Name & address of subdivider Henry B. Van Leeuwen
1 Beattie Rd. Rock Tavern N.Y.
7. Name & address of record owner of land Mr. Walter Lebrun
8. Present and intended uses building houses

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Henry B. Van Leeuwen

Approved 5/22/73
Adopted 10/5/70

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

5/23/73
BHK

May 21, 1973

Town of New Windsor Planning Board

Re: Lands of W. Leghorn

This plan meets all the technical requirements of the subdivision and zoning regulations with the exception of the property zone indication. Percolation is good and if the Sanitary Superintendent approves, the plan may receive final Planning Board approval.

One comment which does not actually affect the plan should be made. The design engineer has schematically indicated all the leach fields running cross-contour while in reality they are placed with the contour.



WATER, SEWER, HIGHWAY REVIEW FORM:

May 10, 1973

The maps and plans for the Site Approval _____
Subdivision XXXXXXXXXX as submitted by Sidney L. Horowitz
for the building or subdivision of Henry Van Leeuwen (4 lots) Jayckson Ave
has been reviewed by me and is approved ^{Conditional} XXXXX disapproved _____

If disapproved, please list reason.

Submitted maps indicate percolation test has been made, however percolation for each lot should appear on the map.

Each septic system installed must have a septic permit and each installation must be inspected by this department.

Each system installed must be certified by the subdivider

The size of the septic tank depends on number of bedrooms proposed. A conversation with Mr. Van Leeuwen and myself has indicated that these houses would be 3 bedrooms. The size of the tank (750 gal.) is correct, but the number of bedrooms should appear on the map for future reference.

~~Subdivision must be approved by the Orange County Health Department.~~ L.H.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr. ✓
SANITARY SUPERINTENDENT

6-27-73
J

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

CHARLES N. WINTERS
County Clerk

Tel. (914) 294-5151

RICHARD E. RIKER
Deputy County Clerk

Date June 20, 1973

SHEET 2 of 2

Chairman of Planning Board
Town of NEW WINDSOR

Dear Mr. Tallarico,

In compliance with the Town Planning Law, this
is to notify you that the Plan of Subdivision for
LEGHORN, WILLIAM Town of
New Windsor, dated April 25, 1973 and approved by
~~you~~ on **June 13, 1973, was filed in our office on
June 18, 1973, as Map Number 3010
in Pocket 15 Folder A.

****Map was Signed by E. G. SPIGNARDO**

Map was revised on May 29, 1973

With kindest regards, I am

Very truly yours,

Charles N. Winters
County Clerk

By: Shirley B. Hodder
Chief Clerk

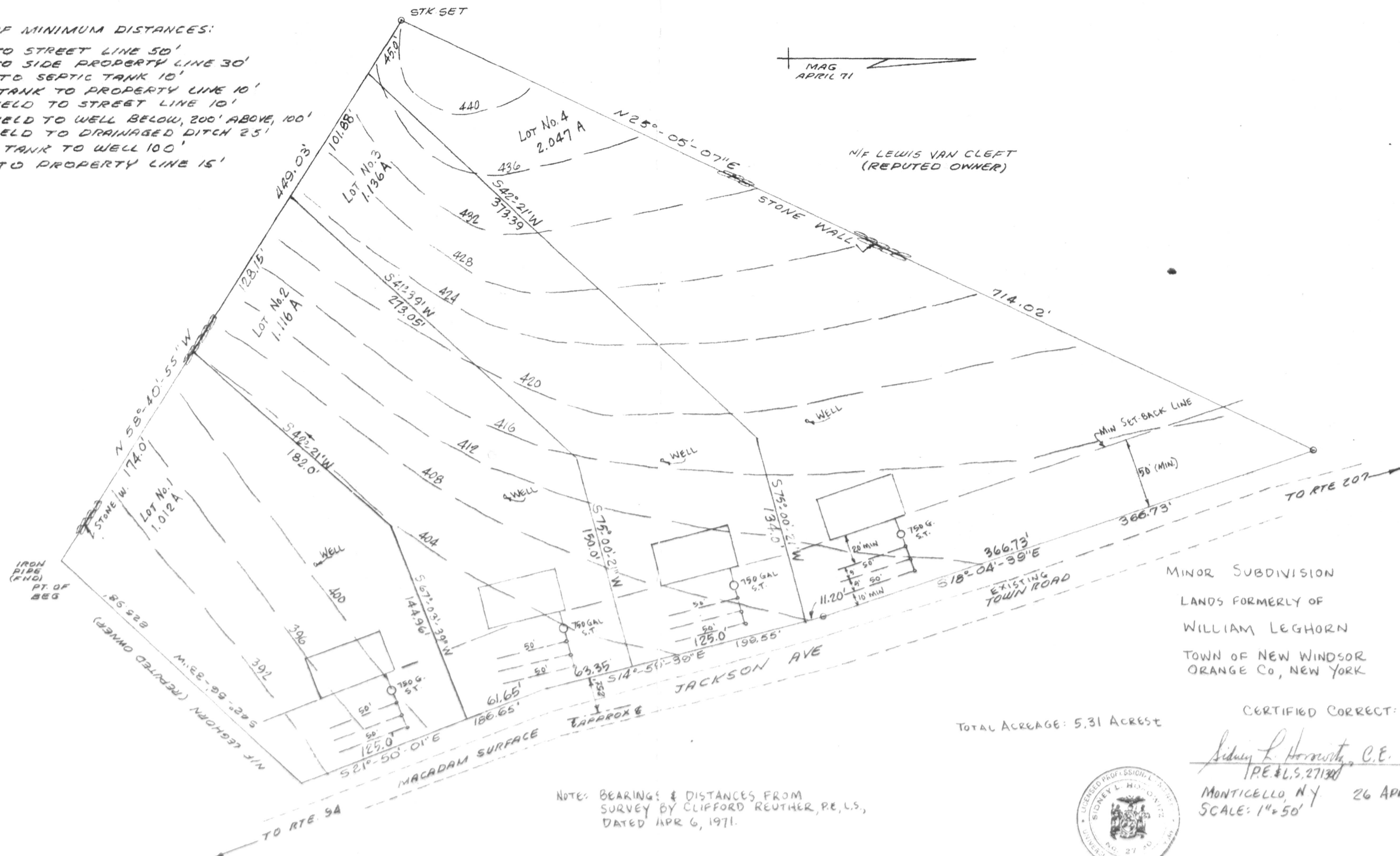
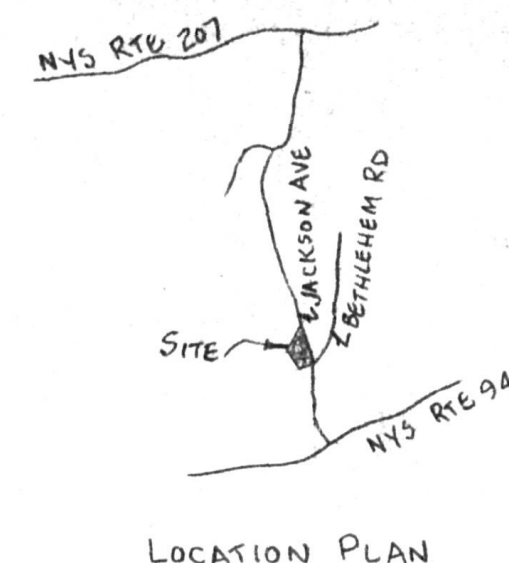
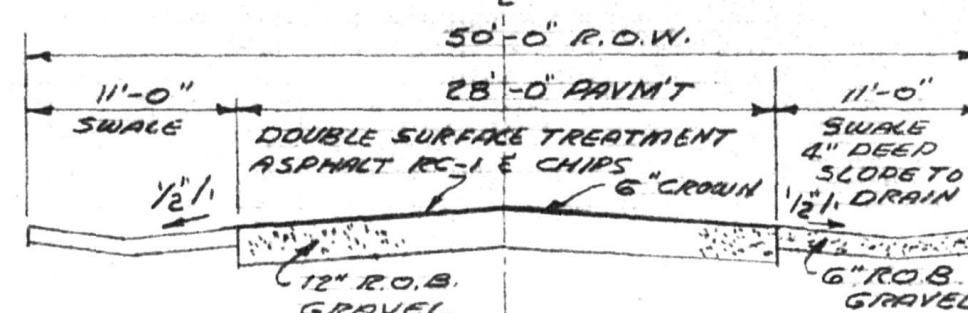
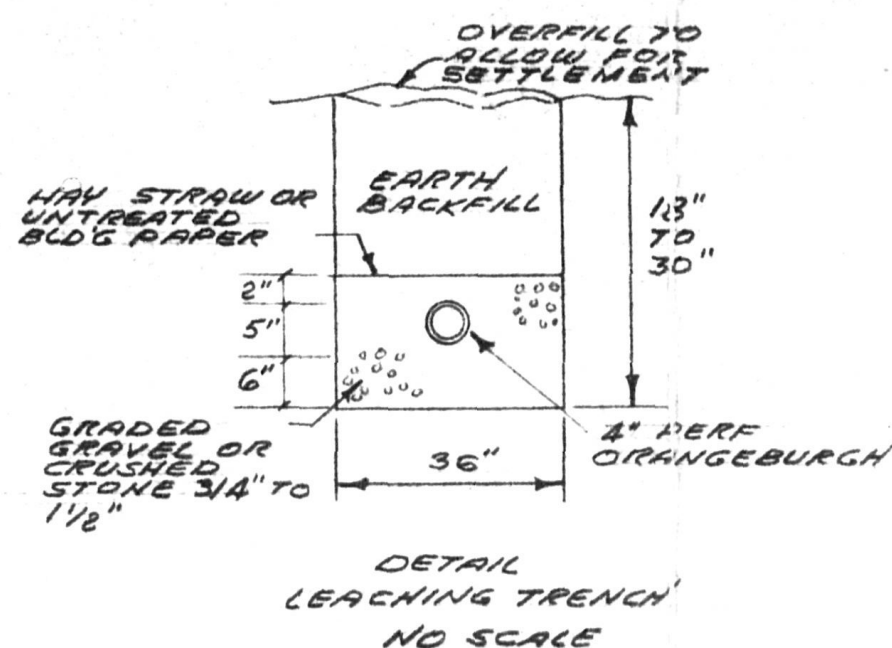
NOTE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS:
 1. ALL SEPTIC TANKS TO BE SAN-EQUIP OR EQUAL, COMM. STANDARD 177-62.
 SANITARY SEWER FROM HOUSE TO TANK TO BE 4" ORANGEBURGH SLOPE 1/4" PER FT. LINES FROM TANKS TO TILE FIELDS SHALL BE 4" FIBER PIPE, ORANGEBURGH OR EQUAL, WITH TIGHT JOINTS & SLOPE 1/8" PER FT. LEACHING TRENCH SHALL BE 36" IN WIDTH, PERFORATED ORANGEBURGH PIPE SHALL SLOPE 1/16" PER FT. LEACHING. LATERALS SHALL BE SPACED MIN 9'-0" O.C. GRADING IN LEACHING AREA SHALL NOT EXCEED 1'-0" CUT OR FILL.

2. FOUR (4) SOIL PERCOLATION TESTS INDICATE 1" DROP FROM 6" TO 5" IN 20 MINUTES

INDIVIDUAL WATER SUPPLY WILL BE DRILLED WELL WITH 6" CASING SEALED INTO BED ROCK. MIN. DEPTH OF WELL 100'. SUBMERSIBLE PUMPS, MIN 40 GAL STORAGE TANKS (PNEUMATIC) OPERATING PRESSURES 20 PSI. LOCATION OF WELL SHOWN ON EACH LOT

TABLE OF MINIMUM DISTANCES:

HOUSE TO STREET LINE 50'
 HOUSE TO SIDE PROPERTY LINE 30'
 HOUSE TO SEPTIC TANK 10'
 SEPTIC TANK TO PROPERTY LINE 10'
 TILE FIELD TO STREET LINE 10'
 TILE FIELD TO WELL BELOW, 200' ABOVE, 100'
 TILE FIELD TO DRAINAGE DITCH 25'
 SEPTIC TANK TO WELL 100'
 WELL TO PROPERTY LINE 15'



NOTE: BEARINGS & DISTANCES FROM SURVEY BY CLIFFORD REUTHER, P.E., L.S., DATED APR 6, 1971.

TOTAL ACREAGE: 5.31 ACRES

CERTIFIED CORRECT:

Sidney L. Horowitz, C.E.
 P.E. # L.S. 27130
 MONTICELLO, NY 26 APR 73
 SCALE: 1" = 50'

